<b>FIIE NO.</b> ∠30848	File No.	250848
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Committee Item	No.	<u> 16</u>	
Board Item No.	43		

#### **COMMITTEE/BOARD OF SUPERVISORS**

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Date: October 6, 2025				
Board of Supervisors Meeting: Date: October 21, 2025				October 21, 2025
Cmte Board				
=	Motion			
	Resolution Ordinance			
	∟egislative Digest			
	Budget and Legislative Analyst	Report	t	
	Youth Commission Report			
	ntroduction Form		_	
	Department/Agency Cover Lette	er and/o	or Rep	ort
	MOU Grant Information Form			
	Grant Budget			
	Subcontract Budget			
	Contract / DRAFT Mills Act Agre	ement		
	Form 126 – Ethics Commission Award Letter			
	Application			
	Public Correspondence			
OTHER				
	Planning Presentation - October	7, 202	5	
H H -				
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片 片 -				
Prepared by:	John Carroll	Date:	Octob	per 3, 2025
Prepared by:	<u> </u>	Date:		per 19, 2025
Prepared by:		Date:		

1	[Initiating Landmark Designation - 361 San Jose Avenue]
2	
3	Resolution initiating a landmark designation under Article 10 of the Planning Code
4	for 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A.
5	
6	WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
7	Resolution initiate landmark designation; and
8	WHEREAS, Planning Code, Section 1004.2(b), requires the Historic Preservation
9	Commission to respond to historic district or individual landmark designations initiated by the
10	Board of Supervisors within 90 days, and authorizes the Board, by Resolution, to extend the
11	time within which the Historic Preservation Commission is to render its decision; and
12	WHEREAS, 361 San Jose Avenue, Assessor's Parcel Block No. 6531, Lot No. 021A,
13	was constructed circa 1865 in the Mission neighborhood during the early settlement days of
14	San Francisco; and
15	WHEREAS, The building remains in its original location and is an extremely rare
16	example of Folk Victorian architecture in San Francisco; and
17	WHEREAS, The property includes intact features including its side facing gabled roof,
18	full length front porch with wood railing and pent roof supported by square capitals and sawn
19	ornamental wood brackets and wood windows with flattened window surrounds; and
20	WHEREAS, Folk Victorian architecture was a more affordable, vernacular alternative to
21	other styles associated with the Victorian movement which were popular in San Francsico
22	circa 1870-1910; and
23	WHEREAS, Folk Victorian properties were more common in rural or quasi-rural
24	settings, and thus uncommon in San Francisco; and
25	

1	WHEREAS, The Southern Mission was spared destruction from the 1906 Great
2	Earthquake and Fire and thus retains generally intact pre-disaster architecture from the latter
3	half of the Nineteenth Century; and
4	WHEREAS, The Southern Mission's concentrated pre-disaster building stock is part of
5	the citywide ring of survivors that surrounded the burnt-out urban core following the 1906
6	disaster, which overall is a small fraction of the building stock that had existed prior; and
7	WHEREAS, The South Mission Historic Resource Survey was one of several planning
8	studies conducted to inform the implementation of the Mission Area Plan and was adopted by
9	the Historic Preservation Commission on November 17, 2010; and
10	WHEREAS, The South Mission Historic Resource Survey resulted in the
11	documentation of approximately 3,800 individual buildings in the area that is bounded roughly
12	by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and
13	Guerrero Street to the West; and
14	WHEREAS, That the South Mission Historic Resources Survey was prepared by
15	qualified historians in accordance with the Secretary of the Interior's Standards; and
16	WHEREAS, The South Mission Historic Resource Survey identified the property as
17	being individually eligible for listing on the California Register of Historical Resources; and
18	WHEREAS, In 2025 the San Francisco Historic Preservation Commission adopted the
19	Early Settlement Era Styles (1848-1906) Historic Context Statement which provided
20	frameworks for identifying and evaluating Folk Victorian and other early settlement era style
21	buildings for historical significance and integrity; and
22	WHEREAS, Through applying the evaluative framework as outlined in the Early
23	Settlement Era Styles (1848-1906) Historic Context Statement, the property can be
24	considered as an individually eligible historic resource based on year built, architectural
25	significance, extant character defining features, and sufficient integrity; now, therefore, be it

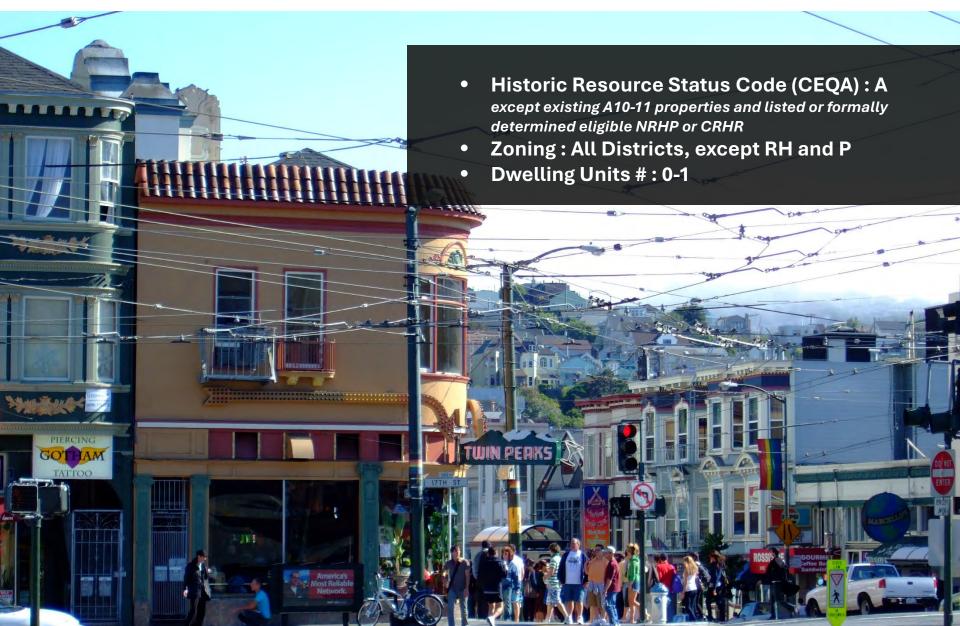
1	RESOLVED, The Board of Supervisors hereby initiates landmark designation of 361
2	San Jose Avenue under Planning Code, Section 1004.1; and, be it
3	FURTHER RESOLVED, The Board requests that the Planning Department prepare a
4	landmark designation report to submit to the Historic Preservation Commission for its
5	consideration of the full historical, architectural, aesthetic, and cultural interest and value
6	of 361 San Jose Avenue; and, be it
7	FURTHER RESOLVED, The Board of Supervisors requests that the Historic
8	Preservation Commission consider whether 361 San Jose Avenue warrants landmark
9	designation and submit its recommendation to the Board according to Article 10 of the
10	Planning Code.
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# Family Zoning Plan Landmarking Criteria



#### **Cultural Contexts**



Status Historic Contexts

African American



Chinese American



Filipino American











German American



Irish American



Italian American Japanese American



Jewish



LGBTQ+



Middle East & North African American



Pacific Islander



Pan-Latino



Russian American



Women's History









Because each of San Francisco's cultural groups are distinct in their histories. practices, and cultural resources, cultural contexts do not require grouping into any sub-contexts. Because each cultural context document will explore a broad range of topics, cultural contexts also do not require division into separate theme documents. Cultural contexts will inevitably support the citywide context statement as a whole and find relevance in many of the other thematic and architectural contexts.

# Phase

#### Family Zoning Plan

- · Existing Category A, and
- Outside P/RH Zoning, and
- · 0-1 Dwelling Units, and
- · Highest significance/Integrity

#### **Equity Landmarks**

Cultural Historic Context Statement (completed) recommendations

2 Phase

#### Residential Areas

- Existing Category A, and
- · RH Zoning, and
- · Highest significance/Integrity

3 D Phase

#### Family Zoning Plan (Survey Findings)

- · New Category A (recommended as Landmarks via SF Survey), and
- · Outside P/RH Zoning, and
- · 0-1 Dwelling Units, and

#### **Equity Landmarks**

· Cultural Historic Context Statement (completed) recommendations

#### Remaining (Survey Findings)

- · New Category A (recommended as Landmarks via SF Survey), and
- · all non-P Zoning, and
- · Highest significance/Integrity

#### Staff Recommendations



Public Outreach (2 months est.)



#### Initiation Resolution (2 months est.)

- · Full BOS (introduction)
- Land Use and Transportation Committee (hearing)
- · Full BOS (one read)
- Mayor Action (10 days)
- · BOS transmits to Planning



**Historic Preservation Commission** Recommendations (90 days)



#### Ordinance (2 month est.)

- · Full BOS (Introduction)
- · Land Use and Transportation Committee with 30 day hold (hearing)
- Full BOS (two reads)
- · Mayor Action (10 days)



Landmark Ordinance effective (30 days after Mayoral Signature)

# **Family Zoning Plan District 8 Proposed Landmarks**























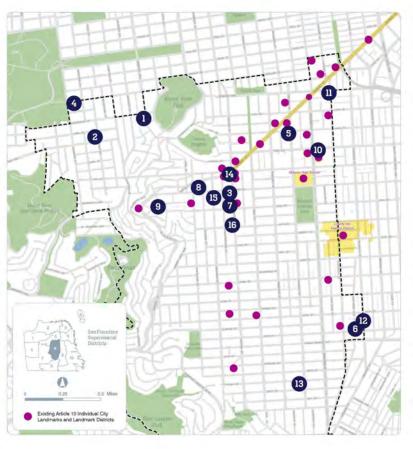












## Firehouse: Hose Company #30





Address: 1757 Waller St.

Block/Lot(s): 1250/029

Zoning: Haight Street NCD

Year Built: 1896

Architect: Unknown

Period(s) of Sig.: 1896-1956

Historic Context Statement: Counter-Culture

Past Survey/Evaluations: Here Today



#### Maud's



Address: 929-941 Cole Street

Block/Lot(s): 1272/003

Zoning: Cole Valley NCD

Year Built: 1916

Architect: Louis M Gardner

Period(s) of Sig.: 1966-1989

Historic Context Statement: LGBTQ, Counter-

Culture

Past Survey/Evaluations :Neighborhood Commercial Corridors Survey (2015), Historic Resource Evaluation Response (2015)







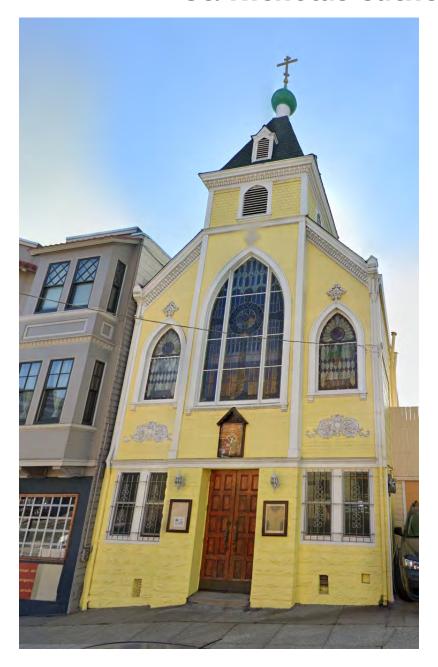
## St. Matthew's Church



Address: 3281 16<sup>th</sup> St. Block/Lot(s): 3567/034 Zoning: RM-1 Year Built: 1907 Architect: N/A Period(s) of Sig.:1907 Historic Context Statement : N/A Past Survey/Evaluations: Inner Mission (2004 & 2011), Here Today (1968)



## St. Nicholas Cathedral



Address: 2005 15th St.

Block/Lot(s): 3558/074

Zoning: RTO

Year Built: 1904

Architect: Unknown

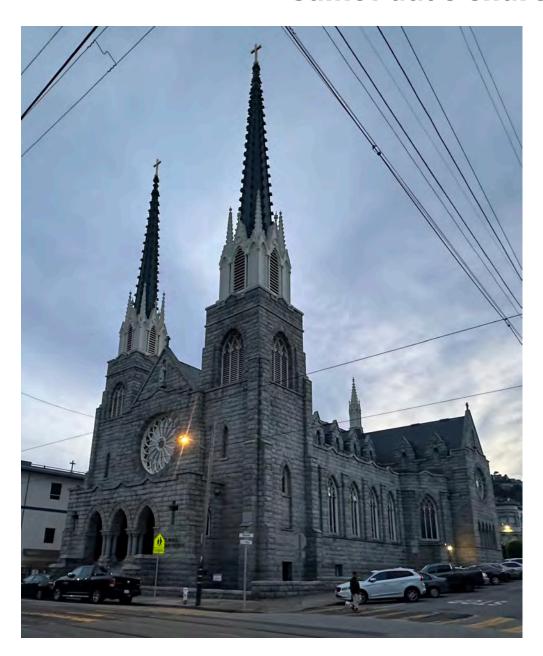
Period(s) of Sig.:1904-1960

Historic Context Statement: Russian American

Past Survey/Evaluations: Here Today (1968), Market Octavia (2010)



## Saint Paul's Church



Address: 1660 Church St.

Block/Lot(s): 6619/001

Zoning: RM-1

Year Built: 1901

Architect: Shea & Shea

Period(s) of Sig.: 1901

Historic Context Statement : Architect Bios, Pan-

Latino

Past Survey/Evaluations: Here Today (1968)



#### 102 Guerrero St.



Address: 102 Guerrero St.

Block/Lot(s): 3534/068

Zoning: RTO

Year Built: 1873

Architect: Henry Geilfuss

Period(s) of Sig.:1873

Historic Context Statement: N/A

Past Survey/Evaluations: Inner Mission North (2004/2011), Here Today (1968)



## **Bank of Italy Branch Building**





Address: 400-410 Castro St

Block/Lot(s): 2647/035

Zoning: Castro Street NCD

Year Built: 1922

Architect: Edward T. Foulkes

Period(s) of Sig.: 1922

Historic Context Statement : Eureka Valley

Past Survey/Evaluations: National Register (1993)



## **Bob Ross House**



Address: 4200 20th Street

Block/Lot(s): 2696/014A

Zoning: RH-3

Year Built: 1925

Architect: Orrin Knox and Son (builder)

Period(s) of Sig.: 1977-1993

Historic Context Statement: LGBTQ



#### **Castro Rocks Steam Baths**



Address: 582 Castro Street

Block/Lot(s): 2695/013

Zoning: Castro Street NCD

Year Built: 1897

Architect: Fernando Nelson (builder)

Period(s) of Sig.: 1971-1977

Historic Context Statement: LGBTQ

Past Survey/Evaluations : Historic Resource

Evaluation Response, 2013



#### **San Francisco AIDS Foundation**



Address: 520 Castro Street

Block/Lot(s): 2695/002

Zoning: Castro Street NCD

Year Built: 1906

Architect: N/A

Period(s) of Sig.: 1982

Historic Context Statement: LGBTQ, Eureka Valley

Past Survey/Evaluations: Historic Resource Evaluation Response, 2013



#### **Full Moon Coffeehouse**



Address: 4416 18th St

Block/Lot(s): 2650/017

Zoning: Residential-House, Three Family (RH-3)

Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1974-1977

Historic Context Statement: LGBTQ



## **Most Holy Redeemer Church Complex**





Address: 110 Diamond (Church), 100 Diamond Street (Rectory), 115 Diamond (Convent) 117 Diamond Street (School)

Block/Lot(s): 2693/002 (Church) 2693/001 (Rectory), 2694/033 (Convent), 2694/028 (School)

Zoning: Residential House, Two-Family (Church and Rectory); Residential House, Three-Family (School and Convent)

Year Built: 1901 (Church), 1939 (Rectory), 1925 (Convent), 1925 square feet (School)

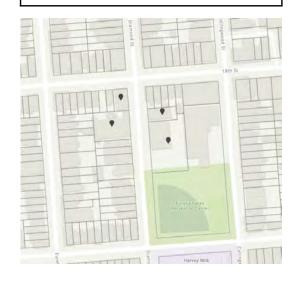
Architect: Charles J.I. Devlin (Church), John J. Foley (Rectory), Shea and Shea (Convent), Unknown (School)

Period(s) of Sig.: 1901-1999

Historic Context Statement: LGBTQ, Eureka Valley







## **Sha'ar Zahav (Historic Location)**



Address: 220 Danvers St.

Block/Lot(s): 2702/019

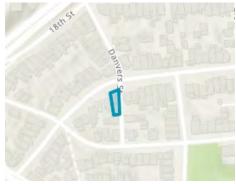
Zoning: RH-2

Year Built: 1904

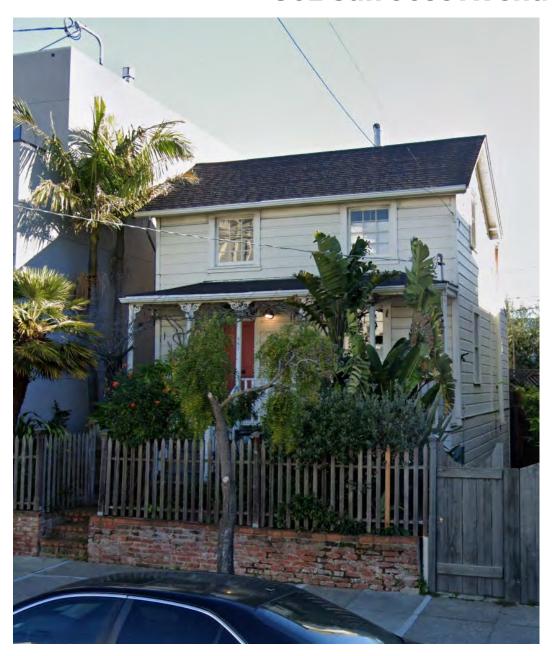
Architect: Unknown

Period(s) of Sig.: 1983-1998

Historic Context Statement: LGBTQ



#### 361 San Jose Avenue



Address: 361 San Jose Avenue

Block/Lot(s): 6531/021A

Zoning: RM-2

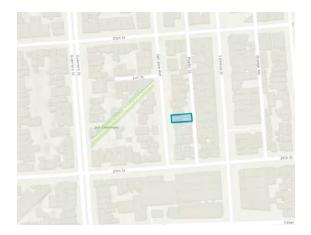
Year Built: 1865 (c.)

Architect: N/A

Period(s) of Sig.: 1865

HCS: Early Settlement Era Styles

Past Survey/Evaluations: South Mission (2010)



## **Chautauqua House**



Address: 1451 Masonic Avenue

Block/Lot(s): 1270/002

Zoning: Residential-House, Two Family

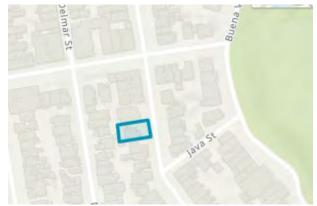
Year Built: 1900 (c.)

Architect: N/A

Period(s) of Sig.: 1967-1986

Historic Context Statement: American Indian

Past Survey/Evaluations: Historic Resource Evaluation Response, 2019



## **Engine Company No. 13**



Address: 1458 Valencia St.

Block/Lot(s): 6531/011

Zoning: Valencia Street NCT

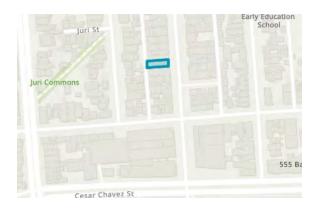
Year Built: 1883

Architect: N/A)

Period(s) of Sig.: 1883 – 1958

Historic Context Statement: N/A

Past Survey/Evaluations: South Mission Historic Resources Survey (2010) – 3S, Here Today (1968)





#### **Introduction Form**

(by a Member of the Board of Supervisors or the Mayor)

I here	eby sub	mit the following item for introduction (select only one):
	1.	For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
	2.	Request for next printed agenda (For Adoption Without Committee Reference) (Routine, non-controversial and/or commendatory matters only)
	3.	Request for Hearing on a subject matter at Committee
	4.	Request for Letter beginning with "Supervisor inquires"
	5.	City Attorney Request
	6.	Call File No. from Committee.
	7.	Budget and Legislative Analyst Request (attached written Motion)
	8.	Substitute Legislation File No.
	9.	Reactivate File No.
	10.	Topic submitted for Mayoral Appearance before the Board on
-		d legislation should be forwarded to the following (please check all appropriate boxes):  mall Business Commission
		Yes □ No
	e: For I sor(s):	mperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)
Spon	501(8).	
 Subje	ect:	
Long	Title o	r text listed:
		$\alpha_{1}$

